



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 4
ATLANTA FEDERAL CENTER
61 FORSYTH STREET
ATLANTA, GEORGIA 30303-8960

SEP 03 2014

Mrs. Guinn E. Riffle
Terracon Consultants, Inc.
18001 West 106th Street, Suite 300
Olathe, Kansas 66061

RE: Freedom of Information Request Number EPA-R4-2014-008956

Dear Mrs. Riffle:

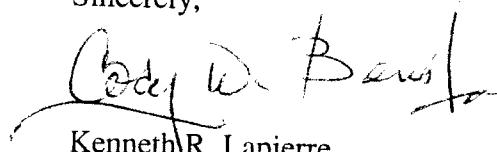
This letter is in response to your Freedom of Information Act (FOIA) request dated July 29, 2014, regarding a copy of the FY2014 Brownfields ARC grant application submitted by the Central Florida Regional Planning Council in Central Florida.

Pursuant to your request, enclosed is the record in response to your request. Fees are waived as de minimis.

You may appeal this response to the National Freedom of Information Officer, U.S. EPA, FOIA and Privacy Branch, 1200 Pennsylvania Avenue, N.W. (2822T), Washington, D.C. 20460 (U.S. Postal Service Only), Email: hq.foia@epa.gov. Only items mailed through the United States Postal Service may be delivered to 1200 Pennsylvania Avenue, N.W. If you are submitting your appeal via hand delivery, courier service or overnight delivery, you must address your correspondence to 1301 Constitution Avenue, N.W., Room 6416J, Washington, D.C. 20004. Your appeal must be made in writing, and it must be submitted no later than 30 calendar days from the date of this letter. The Agency will not consider appeals received after the 30 calendar day limit. The appeal letter should include the FOI number listed above. For quickest possible handling, the appeal letter and its envelope should be marked "Freedom of Information Act Appeal."

Should you have questions regarding this response, please contact Donna Robinson at (404) 562-9500 or robinson.donna@epa.gov.

Sincerely,


Kenneth R. Lapierre
Assistant Regional Administrator


Enclosure

efforts of the AWP by providing the first action steps for redevelopment for the broader Combee Settlement Area.

Required Information	
a. Applicant Information:	Central Florida Regional Planning Council; 555 East Church Street; Bartow, FL 33830
b. DUNS Number:	14-125-5336
c. Funding Request: \$400,000	i. Grant Type – Assessment ii. Federal Funds Requested - \$400,000 iii. Contamination: \$200,000 Hazardous substances and \$200,000 Petroleum iv. Community-Wide Assessment
d. Location:	Combee Settlement (An unincorporated community), Polk County, Florida
e. Site Locations:	Not Applicable
f. Contacts:	i. Project Director: Helen Sears, Program Director; Central Florida Regional Planning Council; 555 East Church Street; Bartow, FL 33830; 863-534-7130 ext.124; Fax 863-534-7138; hsears@cfrpc.org ii. Chief Executive: Patricia M. Steed, Executive Director, Central Florida Regional Planning Council; 555 East Church Street; Bartow, FL 33830; 863-534-7130 ext. 130; Fax 863-534-7138; psteed@cfrpc.org
g. Date Submitted:	January 22, 2014
h. Project Period:	Three years
i. Population:	Combee Settlement 5,577; Polk County 602,095; US Census 2010
j. Other Factors Checklist:	See attached

The Central Florida Regional Planning Council appreciates the opportunity to apply for FY 14 EPA Brownfields Community-wide Assessment funding to support environmental justice efforts and restoration of economic vitality to the Combee Settlement community and Polk County. If you have any questions, please do not hesitate to contact the persons above.

Sincerely,



Patricia M. Steed
 Executive Director
 Central Florida Regional Planning Council

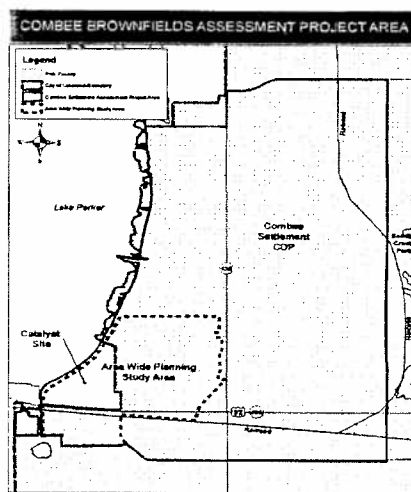
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1. COMMUNITY NEED

a. Targeted Community and Brownfields

i. Targeted Community Description

The **Combee Settlement Census Designated Place (CDP)** is an unincorporated area of Polk County that is home to 5,577 people according to the 2010 census. The size of a small city, the Combee Settlement CDP is bordered on the west by the City of Lakeland, the largest city in the County, and Lake Parker. Unemployment, low income, low educational attainment and pervasive poverty combine to make the project area an area of critical economic concern. It suffers from the 2nd highest crime rate in unincorporated Polk County consisting largely of drug-related offenses. Housing in the area is characterized by small, aging, deteriorated wood frame, concrete block and mobile homes on small lots. About 45% of these homes are rentals, many are owned by absentee landlords with no long term commitment to the community. The US 92 corridor, a blighted major highway corridor developed in the 1930's originally linking Tampa and Orlando, both light and heavy industrial uses, forms the southern boundary. The eastern boundary borders an active freight rail line and the Saddle Creek Park, featuring a series of ponds created by phosphate strip mining activity. Formerly mined areas and current industrial uses characterize the area to the north of the Combee Settlement community. To the north and west lie the two Lakeland Electric Power plants and other industrial properties.



In 2013, the Central Florida Regional Planning Council (CFRPC) received an Area-Wide Planning (AWP) Grant for a portion of the **Combee Settlement**, the East Lake Parker-West North Combee neighborhood. The AWP area has a population of 1,262. The AWP catalyst site is a 57 acre undeveloped property located on the southeast shore of Lake Parker, directly north of US 92 and east of an electric power plant. A large active power plant is the main feature of the view across both the north side and south side of the lake. The catalyst site was recently annexed into the City of Lakeland, while the other potential Combee Settlement brownfield sites are located in unincorporated Polk County. Historically the area was a white working class neighborhood. As the population aged, homes deteriorated and contributed to the blight in the area. As property values dropped, cheap rental properties proliferated, attracting many very low income families.

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CFRPC proposes to use the Community-wide Assessment grant to work with the Combee Settlement CDP residents, area businesses, the City of Lakeland and Polk County to create an *inventory* of Brownfields sites with potential for redevelopment, and to identify willing property owners, and *conduct Phase I and Phase II environmental assessments*. We will continue to coordinate with community residents and business owners, and other stakeholders from the AWP project to carry out effective *community involvement* to implement the strategies developed in the Area-wide plan. And we will extend our outreach to involve residents and stakeholders from the larger Combee Settlement CDP area. Funds are budgeted for *health monitoring* including a health impact assessment to promote the incorporation of healthy and sustainable development strategies in the redevelopment planning.

ii. Demographic Information

The 5,577 Combee Settlement CDP residents have high unemployment rates (13.4%) and Poverty Rates (32.4%). 20.1% of the households are receiving food stamps or Supplemental Nutrition Assistance Program (SNAP) benefits. Per Capita income is \$14,673 compared to \$26,551 for Polk County as a whole, and median household income is \$26,450 compared to \$41,325 for Polk County. Almost one quarter of the residents are Hispanic (24.4%) and 16.5% speak Spanish at home with 10.5% speaking English "less than very well". According to the 2008-2012 American Community Survey 5-year estimates, the *Combee Settlement* is now home to 24.4% Hispanic or Latino residents, 5.4% Black or African American residents, and 70.0% white residents.

	Combee Settlement CDP	Polk	Florida	United States
Population	5,577 ¹	616,158 ³	19,057,542 ³	308,745,538 ¹
Unemployment	13.4% ⁵	8.7% ²	8.8% ³	8.3% ²
Poverty Rate	32.8% ⁵	26.7% ³	12.4% ³	15.1% ³
% Minority	21.1% ⁵	2.4% ³	23.7% ³	26.7% ¹
% Children	24.1% ⁵	23.0% ³	21.0% ³	20.42%
% Over 65	12.5% ⁵	18.8% ³	17.6% ³	13.7% ³
% Hispanic	24.4% ⁵	18.6% ³	22.9% ³	16.35%
Per Capita Inc. (\$)	14,673 ⁵	20,358 ³	26,551 ³	26,530 ³
Median Household Income (\$)	26,450 ⁵	41,325 ³	47,661 ³	49,445 ¹
Free or Reduced Lunch Eligible	100% ^{4a}	66.64% ⁴	58.57% ⁴	43.2% ⁴
HHLDS Receiving Food Stamps	20.1% ¹	17.3%	14.1%	13.2%

¹ 2010 U.S. Census;

² Bureau of Labor Statistics (www.bls.gov)

³ 2011 American Community Survey

⁴ Series 2013-22D Education Information & Accountability Services Data Report, 6/2012, p.3, FL DOE and ^{4a} Polk county School Board, January 13, 2014

⁵ American Community Survey, 2008-2012, 5-year estimates

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iii. Brownfields

Combee's large numbers of Brownfields are remnants of earlier industrial and commercial uses along the US 92 corridor, and the railroad lines that border the area to the south and east. The surrounding areas developed early due to the highway's role as the major connector for the east (Daytona Beach) and west coasts (Tampa) of central Florida. Once a thriving commercial corridor, as the interstate system developed, businesses relocated, deteriorated or closed, leaving abandoned commercial and industrial sites, derelict buildings and potential environmental impairment. Many of the businesses are manufacturing and transportation-related with maintenance areas where solvents, paints, etc. were stored or used as fuel storage and distribution areas. Spills may have occurred in plant areas and along the two pipelines that border the CSX rail line adjacent to US 92, carrying jet and diesel fuels to Orlando. Regulatory listed sites in Polk County are noted in the table below. An environmental data search will be conducted to assist in identifying and inventorying the potential Brownfields sites in the entire Combee Settlement CDP. Anecdotal reports also indicate that there may be several illegal drug production facilities and other unlisted facilities that the residents and Sheriff's deputies can help identify.

Regulatory Listed Sites

Polk County	#	Source
Registered Underground Storage Tank Sites (not total no. of tanks, assume two tanks per site) (UST)	2,556	FDEP Storage Tank Database (Owner_53.xls)
Leaking Underground Storage Tanks (tanks with registered discharge) (LUST)	1,387	FDEP Tank Facility Discharge Database (Disch_53.xls)
Aboveground Storage Tanks (AST)	899	FDEP Tank Database (Tanka_53.xls)
Priority Dry Cleaners w/documentated impacts	35	FDEP Database (Priority ClnAll)
EPA Resource Conservation & Recovery (RCRA)		
RCRA Large Quantity Generator (LQG)	25	EPA RCRA Database
RCRA Small Quantity Generator (SQG)	188	EPA RCRA Database
RCRA Used Oil Handlers	14	EPA RCRA Database

Data collection date: 12/3/2013

iv. Cumulative Environmental Issues

As a low income unincorporated community with little political influence, the Combee area has been and continues to be an easy target for siting unsightly and potentially hazardous uses. On the western boundary of the Combee Settlement is the City of Lakeland Larson Power plant that was in active service since 1950. The McIntosh Power Plant, which is located on the north side of Lake Parker and immediately north of the Combee Settlement area has been the subject of a FDEP Consent Order that was issued in 2001 to address monitoring and cleanup of contaminated groundwater related to coal ash waste. In 2010, MCL for arsenic was exceeded in 15 wells monitoring 3 bearing zones. While the direct effects of water contamination on the neighborhood are unknown, this further demonstrates cumulative environmental effects on the Combee Settlement Area.

The industrial nature and the deteriorated condition of many of the previous (and current) uses on US 92 indicate that it is likely the use of hazardous or petroleum substances have not been

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in keeping with current safe handling standards. Many of the homes along Combee Road now house marginal small businesses that are likely small generators of hazardous waste. Lake Parker is a freshwater body classified as “suitable for recreation, propagation and maintenance of a healthy, well-balanced population of fish and wildlife.” However it is not suitable for swimming because of a high population of alligators. Through the implementation of the federal Clean Waters Act and the Florida Watershed Restoration Act, Lake Parker has been identified by the Florida Department of Environmental Protection as an *impaired water body* because of the contamination by nutrient over enrichment by phosphates that promote the growth of high levels of algae. In addition, previous strip mining of the area to extract phosphates in the soil tends to concentrate naturally-occurring radiation, which can lead to high levels of radon in closed spaces such as homes. The Florida Department of Health, Bureau of Radiation Control provides radiation testing of soil and water samples taken during Phase II site assessment. CFRPC will collaborate with the Polk County Health Department’s radon program to promote awareness of radon issues in the Combee Settlement area.

b. Impacts on the Targeted Community

Low income area residents typically experience a disproportionate burden of health issues from social and environmental problems. Prevalent health issues in Polk County suggest a disproportionate impact on the Combee Settlement; 18.7% of the area residents report having a disability compared to 14.6% of county residents. The US Census *American Community Survey, 2008-2012* noted that 39.4% of Polk County dwelling units were built prior to 1980. In the Combee Settlement CDP 1,870 of 2,375 (78.5%) homes were built before 1979, indicating a strong potential for the presence of lead-based paint since it was not banned for residential use until 1978. US HUD reports most homes built pre-1960 contain leaded paint; many built through 1978 may also have leaded paint. When lead is absorbed, it can cause damage to the brain/other vital organs (e.g., kidneys, nerves, blood). Infants, children under 6, and pregnant women are most vulnerable and should be tested. Leaded paint in older housing is the most significant source of lead exposure for children. Testing of children in some states has found alarming levels of lead exposure far surpassing that associated with paint alone, indicating there could be significant systemic problems which should be addressed to protect a generation of children from debilitating health problems (*ASTDR*). US HUD reports children in low-income families are 8 times more likely to get lead poisoning. In the Combee Settlement area 32.8% of the children live in poverty, compared to 28% of Polk County children, 13% in the US and 24.8% in the state. All of the children in the local elementary school qualify for free or reduced price lunches. (www.countyhealthrankings.org).

About one-third of Combee Residents lack health insurance coverage (30.5%) and 44% have public coverage. There are no doctors, dentists or hospitals located in the Combee Settlement. The lung cancer death rate in Polk County is 50.3% and the chronic lower respiratory disease death rate of 48.8% may be linked to smoking and air pollution. Obesity and lack of physical activity are major contributors to many health conditions, including: heart disease, colon cancer, osteoporosis, diabetes, depression, and hypertension. Seventy-one percent (71.5%) of Polk County residents are overweight or obese. Medical professionals have coined the term

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“Sedentary Death Syndrome” for the estimated 300,000+ preventable deaths per year resulting from the impacts of physical inactivity and poor nutrition.

Health Data	Polk	Florida
Adults – who are sedentary	25.9%	35.4%
Adults – overweight or obese	71.5%	65.0%
Licensed Physicians/100,000 population	150.5	326.7
Licensed Dentists/100,000 population	27.3	62.9
Hospital beds/100,000 population	299.4	320.1
Adult smokers	21.2%	17.1%
Lung cancer death rate	50.3	45.4
Chronic lower respiratory diseases death rate	48.8	39.0
Diabetes death rate	20.0	19.6
Heart failure death rate	10.8	9.0
Melanoma incidence rate	25.9	18.3
Birth to Moms 15-19 yrs rate/1,000	41.8	29.6
Low birth weights (<2500 grams)	8.0	8.7
% over 25 with high school / equiv.	32.0%	25.6%
Adults who currently have asthma	9.3%	8.3%

www.countyhealthrankings.org/print/florida (date accessed 9/30/2013)

The residents of Combee Settlement are disadvantaged in seeking the benefits of walking and biking in their neighborhood for both health and to seek training and employment. As documented in the *East Lake Parker/ North Combee Neighborhood Assessment*, there are narrow substandard roads with no sidewalks, no paved shoulders and inadequate stormwater drainage. Both US 92 and Combee Road (SR 659) are heavily traveled highways with many driveways and lack of curbs putting pedestrians and bicyclists at risk. According to the Florida DOT this intersection has a high rate of vehicular accidents with many involving pedestrians and bicyclists. Redevelopment of parcels on these major roadways would result in property meeting current access standards which would improve safety for pedestrians and bicyclists.

c. Financial Need

i. Economic Conditions

The Central Florida Regional Planning Council (CFRPC) was established by State of Florida Statutes and through an inter-local agreement between five counties representing 30 local governments with a total land area of 7,247.51 square miles (almost the size of New Jersey). The Council has not been funded by the State for the past three years. Council programs are funded by small local government assessments, grants and contracts for services. There is no uncommitted funding for staff to provide the programmatic activities or to pay for carrying out the needed environmental assessments to promote cleanup and redevelopment of Brownfields sites. The unincorporated Combee Settlement area is served by Polk County, which has had substantial reductions in property tax revenues since the economic downturn. Between 2006 and 2012, Polk property tax revenues declined by 23% during this period resulting in reduced

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county services and programs. There is no local government or special district covering the Combee Settlement with resources or grant expertise to provide funding.

ii. Economic Effects of Brownfields

The loss of significant revenue to the County has crippled the County's ability to make the public investments necessary to improve the Combee Settlement infrastructure to attract new businesses to the area and to encourage reinvestment by existing businesses. Depressed property values have fueled the rental market resulting in the transition from home ownership to absentee ownership noted earlier (45% of residents live in mostly single family rental housing). There is an 18.9% rental vacancy rate, discouraging investment and leading to further deterioration of blighted properties.

When coupled with Combee residents' low educational attainment (37.3% have no high school diploma), and earning power (median income for workers is \$23,338 which is 14.6% below the state level) and high unemployment (23.5% which is almost the county rate) the downward economic spiral continues. Redevelopment to support diversified employment and access to training opportunities and enable entry level workers to develop their skills and earning power, is critical to all aspects of the quality of life and health and well-being of residents. (Statistics from American Community Survey 5-year estimates)

Educational Attainment (2008-2012 American Community Survey 5-year estimates)	Combee Settlement CDP	Polk County	Florida	USA
No High School Diploma	37.3%	17.9%	14.2%	14.2%
Bachelor's degree or higher	5.0%	18.2%	26.2%	28.5%

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description

i. Project Description

CFRPC will use the Community-wide Assessment grant funds to conduct assessment and related activities for the Combee Settlement CDP and to implement the assessment needs identified in Area-wide Plan (AWP) developed in cooperation with community residents, business owners, Polk County, and the City of Lakeland. Assessments will be completed in accordance with AAI documentation requirements at 40CFR Part 312 or comparable requirements using ASTM Standard 1527-05 by environmental consultants selected in accordance with the procurement requirements of the 40 CFR 31.36. Extension of the assessment activities to the larger Combee Settlement area will support the goals established in the AWP and bring the benefits of the planning effort to the larger community. The site reuse planning will encourage and whenever possible incorporate green building design, and on-site stormwater management to promote sustainable development and improve water quality. Cleanup planning will incorporate methods to recycle building materials to reduce costs and the use of landfills and include the potential for use of the previously-awarded EPA revolving loan funds for subgrants and loans, as well as available public and private funds. Development of the AWP Catalyst Site and a recent private investment to expand a large manufacturing plant on US 92 will generate excitement and stimulate new interest in investment along the US 92 corridor. The Florida

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Department of Transportation (FDOT) will be constructing an upgrade to the intersection of US 92 and Combee Road (SR 659) in 2015 for a total cost of \$1,990,070. One of the goals of both the East Lake Parker-North Combee AWP project is to draw attention to the needs of this long-neglected community and to provide a road map for public and private investment. The purpose of the Combee Settlement Assessment grant would be to establish the facts of contamination from previous uses and quantify the costs of cleanup to provide assurance to potential developers of the properties that the costs are manageable. Investors fear taking on a huge burden of environmental risk. Overcoming this barrier to new investment is paramount to a successful revitalization of the business corridor and new job creation.

ii. Project Management

To ensure a rapid startup CFRPC will send letters to all of the property and business owners on the US 92 and Combee Road commercial and industrial corridors informing them of the opportunity for financial assistance for assessment (and cleanup using the existing RLF for low interest loans) and inviting them to contact us for more information. An environmental database of regulatory listed sites in the Combee Settlement target area will be secured to help locate the most likely candidates for assistance. In addition, the working relationships with the Central Florida Development Council, the City of Lakeland's economic development professionals and the Lakeland Economic Development Council, which are charged with recruiting new investors and reinvestment by existing businesses, will continue. Relationships with the commercial real estate brokerage and sales community, established during a previous assessment grant, will be reinvigorated.

A request for proposals will be prepared drawing on previous selection methods and a selection committee, composed of three staff and two knowledgeable professionals, will be established. Up to three environmental consultants, experienced with Brownfields program requirements, document preparation and reporting obligations, will be selected to ensure timely completion of assessment assignments.

iii. Site Selection

The foremost criterion for site selection is a willing property owner. Project staff will use all means available to locate, educate and enlist Brownfields property owners. Working closely with prospective buyers and investors can persuade reluctant property owners who fear discovery of environmental concerns that exist on their property. The economic development partners and the real estate community can also assist in obtaining access to properties for assessment. We will target the properties that either carry the greatest environmental risk based on previous uses or can provide the greatest benefit to the Combee Settlement community. The potential for job creation and training for community residents is the primary concern of the neighborhood. Building strong corporate partnerships to promote economic revitalization will ensure the sustainability of redevelopment efforts. In addition, assessing suitable sites for needed community facilities such as a community center, community gardens, parks, and passive recreation opportunities along Lake Parker will be high priority.

b. Task Description and Budget Table

The total Community-wide Assessment request is \$400,000 with 50% budgeted for Hazardous Materials and 50% for Petroleum.

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i. Task Descriptions

Outreach: Community outreach and engagement will be extended to the entire Combee Settlement population, property and business owners, and other stakeholders including Churches and other non-profit agencies serving the community. Strategic partnerships developed during the area-wide planning process will be expanded. \$800 has been budgeted for materials development and printing, reproduction and postage; \$920 for travel, \$970 for contracted services and \$16,690 for personnel and fringes for a total of \$19,380.

Inventory and Assessment: CFRPC will conduct Phase I Environmental Site Assessments (ESA's) at up to 21 Sites (21 ASTM-AAI compliant Phase I ESA's @ \$3,500 each = \$ 73,500; and Phase II ESA's at up to 6 sites (6 Phase II ESA's @ \$20,000 each = \$120,000; One Generic Quality Assurance Project Plan (QAPP) estimated @\$6,700; and 6 Site-Specific QAPP's @ \$3,500 each or \$21,000. Salary and fringe are budgeted at \$7,130. The total budgeted for Inventory and Assessment is \$228,330.

Remediation and Reuse Planning: Successful coordination with the community, business and property owners and economic development entities is critical to beneficial reuse of the properties assessed and the health of residents and the environment. Participation by experienced environmental consultants is required for environmentally sound, cost effective cleanup solutions and economic outcomes. \$47,300 is budgeted for reuse planning, including \$42,120 for contracted services and to develop Analysis of Brownfields Cleanup Alternatives (ABCA's) or reuse plans at a cost of \$7,500 each.

Programmatic Support: \$6,000 is budgeted for required travel to state, regional and national Brownfields training meetings; \$600 for supplies; \$22,280 for personnel and benefits; and \$48,600 for contracted services for a total budget of \$77,480. Programmatic support includes assistance in completing EPA quarterly reports and MBE/WBE Forms, Property Profile forms, updating the ACRES Database on a regular basis, and all other programmatic support needed to comply with the Cooperative Agreement Terms and Conditions.

Public Health Monitoring: \$27,510 is budgeted for public health monitoring, of this sum, \$21,870 is planned for contracted services for health impact assessments, radon testing and other public health needs that become apparent. The remainder, \$5,640 will cover personnel and fringe costs for coordination with health agencies and contractors.

Budget Table

Budget Categories						
<i>Hazardous</i>	Task 1 Outreach	Task 2 Inventory/ Assessments	Task 3 Remediation/ Reuse	Task 4 Programmatic Support	Task 5 Public Health Monitoring	Total
Personnel	5,800	2,465	1,800	7,740	1,960	19,765
Fringe Benefits	2,545	1,100	790	3,400	860	8,695
Travel	460	-	-	3,000	-	3,460
Supplies	400	-	-	300	-	700
Contractual	485	110,600	21,060	24,300	10,935	167,380
Total	9,690	114,165	23,650	38,740	13,755	200,000

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<i>Petroleum</i>	Task 1 Outreach	Task 2 Inventory/ Assessments	Task 3 Remediation/ Reuse	Task 4 Programmatic Support	Task 5 Public Health Monitoring	Total
Personnel	5,800	2,465	1,800	7,740	1,960	19,765
Fringe Benefits	2,545	1,100	790	3,400	860	8,695
Travel	460	-	-	3,000	-	3,460
Supplies	400	-	-	300	-	700
Contractual	485	110,600	21,060	24,300	10,935	167,380
Total	9,690	114,165	23,650	38,740	13,755	200,000
<i>COMBINED</i>	Task 1 Outreach	Task 2 Inventory/ Assessments	Task 3 Remediation/ Reuse	Task 4 Programmatic Support	Task 5 Public Health Monitoring	Total
Personnel	11,600	4,930	3,600	15,480	3,920	39,530
Fringe Benefits	5,090	2,200	1,580	6,800	1,720	17,390
Travel	920	-	-	6,000	-	6,920
Supplies	800	-	-	600	-	1,400
Contractual	970	221,200	42,120	48,600	21,870	334,760
Total	19,380	228,330	47,300	77,480	27,510	400,000

c. Ability to Leverage

The EPA cleanup subgrant and loan funds available from CFRPC's RLF program will be promoted to assessment grantees to leverage private and public funding of new development. CFRPC will leverage the EPA Assessment funds by assisting property owners in getting State of Florida Brownfields designations on their properties to become eligible for State Brownfields financial incentives for new investment. As revenues improve, commitments from the County and City will be sought to include needed public improvements such as wastewater and stormwater facilities to replace outdated septic systems and provide the capacity to meet the needs of new factories and commercial users. CFRPC has a track record of turning assessments into new community investments. Thus far, more than \$10 million in new private investment was generated by an assessment completed under a 2009-2012 EPA grant. A new community health clinic is being built that has leveraged \$1.355 million in federal health dollars through grants to construct and operate the clinic. A third property assessed under the previous grant, will house a public library once the cleanup (now underway) is completed.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress

Community members of the Combee Area Revitalization Effort (CARE) are already engaged as partners in the EPA-funded Area-wide planning process that began in October 2013 for a portion of the Combee Settlement Area and have endorsed the Assessment Grant proposal. Over the course of the next year and a half, CFRPC will reach out and engage other stakeholders including business and property owners, churches and non-profits serving the area. Six community meetings will be held to carry out community visioning for redevelopment of Brownfields sites, training events on minimizing the health risks from exposure to contaminants, and determine preferred site redevelopment scenarios such as new multifamily

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housing, a community center, job creating entities, and open space or parks. The expansion to the entire Combee Settlement area will enhance the opportunities for public engagement by involving more participants from each of the stakeholder groups previously mentioned, in a series of meetings and workshops to determine assessment priorities and explore future uses. In addition to press and public notices of the meetings, flyers announcing meetings will be distributed in grocery bags at the local market, and after church services. Business and property owners will receive letters inviting them to a stakeholders meeting, with telephone follow up whenever possible to encourage their participation. All available means of reporting on the progress of the Assessment grant activities including local broadcast and print media, public cable TV, community radio, church and community newsletters, website and email blasts, as well as social media when appropriate, will be used.

Organization	Contact Person	Contact Information	Commitment	Involvement
Polk County Board of County Commissioners	Jim DeGennaro Community Development Manager	863-534-6444 330 W. Church St. PO Box 9005, Drawer CA01 Bartow, FL 33831	Demographic reports, Project's liaison, Marketing	√
Florida Department of Environmental Protection (DEP)	Mary Yeargan Director, Southwest District Office	813-632-7600 13051 N. Telecom Pky., Temple Terrace FL 33637-0926	DEP Brownfields Staff members serve on Steering Committee	√
Combee Area Revitalization Effort (C.A.R.E.)	Lorna Neib President	863-669-0185 3325 Oakland Rd. Lakeland, FL 33801	Meeting facilities, Public outreach, Marketing	√
Polk County Community Emergency Response Team (CERT)	Kim French	3325 Oakland Rd. Lakeland, FL 33801	Meeting participation, Public outreach, Advertising	√
Lakewood Park United Methodist Church	Rev. Sue Garcia Pastor	863-665-1242 1140 N. Combee Rd. Lakeland, FL 33801	Meeting Space & Participation in Committees	√
More Than Hair	Melissa Tolbert Business owner	863-665-1533 1307 N. Combee Rd. Lakeland, FL 33801	Meeting Participation and Promotion	√
Homeowner	Elizabeth Toy	863-665-7959 2431 Golfview St. Lakeland, FL 33801	Meeting Participation	√
Polk Vision	Sara Roberts Executive Director	863-646-0439 PO Box 1506 Highland City, FL 33846	Public Outreach, Advertising, Participation	√

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Lakeland Vision	Laura Rodriguez Executive Director	863-682-9660 PO Box 1582 Lakeland, FL 33802	Public Outreach, Participation	√
City of Lakeland	Jim Studiale Director, Community Development Department	863-834-6011 228 S. Massachusetts Ave. Lakeland, FL 33801	Meeting participation, Community/Public Information	√
Central Florida Development Council	David Petr Executive Director	863-551-4760 2701 Lake Myrtle Park Rd. Auburndale, FL 33823	Advisory Participation, Business Recruitment	√

a. Partnerships with government Agencies

A task force of City and County staff has been formed to coordinate public planning efforts and provide input into the Area-wide plan. CFRPC has in place a Brownfields Steering Committee composed of City and County residents and staff, the Florida Department of Environmental Protection Brownfields Program staff, the Central Florida Development Council, and a commercial loan officer. We will also continue relationships established with the Polk County Department of Environmental and Public Health and the Florida Department of Health Bureau of Radiation Control on the previous assessment grant. CFRPC Agency Partners include:

Regional / local economic development groups: Central Florida Dev. Council; Lakeland Economic Development Council; Heartland 2060; Comprehensive Economic Dev. Strategies Committee (CEDS); Community Redevelopment Agencies; and the Polk Transportation Planning Organization
US Dept. Of Defense/Office of Economic Adjustment; US Departments of Transportation, Housing and Urban Development; Economic Development Administration; Enterprise Florida; Florida Dept. of Environmental Protection Brownfields Program and the Office of Greenways and Trails; Florida Dept. Of Health – Polk Health Dept.; Dept. of Emergency Management; Florida Regional Councils Association; Southwest Florida Water Management District; Enterprise Florida; The Nature Conservancy
Local nonprofits & developers for both economic development & housing projects; Chambers of Commerce; Lakeland Vision; Polk Vision; CareerSourcePolk
Florida Polytechnic University; Polk State College; University of South Florida; Polk County Public Schools

a. Partnerships with Community Organizations

Two community-based organizations committed to improvement of all aspects of the quality of life in the Combee Settlement are currently participating in the Area-wide Planning project; The *Combee Area Revitalization Effort* or **CARE**, and the *Community Emergency Response Team* or **CERT**. Although they have some overlapping leadership, their missions and participants differ. CARE is primarily concerned with the quality of life, promoting public improvements, cleaning up blight, and works closely with local churches to ameliorate poverty and homelessness, and other social welfare issues and the Polk County Sheriff's Office to address public safety issues. CERT members receive extensive training and have locally-based supplies to respond to public

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emergencies, such as hurricanes, severe storms, fires, support fire and police first responders, and assist residents in sheltering in place. The Lakeland Park Methodist Church Pastor and congregants are active in the AWP planning process. We will also reach out to the other local church leaders and congregations and a continued effort will be made to locate and engage additional community based organizations in the partnership. Perhaps because of the transient nature of many residents, thus far we have not been able to locate any other community-based organizations, but if any should be discovered we will make every effort to involve them in the assessment planning and decision making.

4. PROJECT BENEFITS

a. Health and/or Welfare and Environment

Many of the chronic diseases suffered by Combee Settlement and Polk County residents can be linked to poverty, environmental factors and lack of access to health care. The most important factor in improving residents' health outcomes is access to employment, better wages and health insurance that covers preventative care and early treatment of diseases. Addressing Polk County residents' high rates of deaths from heart failure, lung cancer and chronic respiratory diseases will require a long term, sustained effort involving many different strategies. Obesity rates and births to teen age mothers are high, at 41.8 Births per 1,000. Given the age of the homes (78.5% were built before 1979) the presence of lead-based paint is likely as is radon, since the homes were built on previously mined lands. Assessment of contaminants in the soil and water will identify the environmental risks that impact residents' health, establish a framework for removing these risks from the environment, and enable job-producing redevelopment. Partnerships with the Polk County and State Health Departments and the community organization, CARE, will be developed to promote testing for lead paint and radon. A health Impact assessment will be conducted to develop a more targeted profile of the existing health conditions, evaluate potential health impacts, and provide strategies to manage any identified adverse health impacts of the Area-wide Plan.

b. Environmental Benefits

i. Infrastructure Reuse/Sustainable Reuse

Polk County has been proactive in promoting smart growth and sustainability and has incorporated goals, objectives and policies within its Comprehensive Plan which provide the foundation for implementing sustainable redevelopment. The county through its Land Development Code, implements regulations for sustainable redevelopment which promote contiguous and compact growth patterns to minimize energy costs and conserve land, water, and natural resources, as well as encourage the integration of uses. The County requires the identification and mapping of potential brownfield sites in key urban locations to promote redevelopment of sites in close proximity to transit services. The County directs growth to existing urban areas and promotes public and private investment in green infrastructure. In addition, Polk County implements a Sustainable Development Program to encourage "green building" and sustainable development practices and implements recommendations of the Polk County Solid-Waste Management Resource-Recovery Master Plan with regards to resource-recovery, recycling, and volume-reduction programs.

ii. Equitable Development and Livability Principles

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The 57-acre Catalyst Site for the Area-wide plan was selected because of its potential for development of environmentally-friendly, affordable, multifamily housing. The property is adjacent to a transit route that can offer a more environmentally-friendly and less costly transportation choice. The use of Green Building principles is envisioned and promoted in the Polk County land development code and building standards. The development of walking and biking trails is under consideration to maximize the location across from Lake Parker and promote active lifestyles. All of these potential investments can revitalize life in the Combee Settlement for existing residents and make it attractive to new residents and investors.

c. Economic or non-Economic Benefits (long-term benefits)

Assessment of Brownfields sites in the Combee Settlement will not only promote cleanup of contamination and blighted properties but will enable job-creating redevelopment in the commercial corridors. Freeing properties of real or perceived environmental risks will clear the way to attract new investment. Opening up new employment opportunities nearby can address several of the economic and social distress factors in the area, including poverty (20.6%), the high unemployment rate (16.3%), and households receiving food stamps (20.1%). Community facilities such as walking and biking trails, parks and a community center will promote healthier living that can lower risks of overweight or obesity (71.5%), and death from diabetes (20%) and sedentary death syndrome. New private investment in industrial, commercial facilities and housing development will all increase the tax base and funds available for public improvements by the City and the County to benefit this resource-poor area.

d. Promoting Local Hiring

CFRPC will employ two strategies to promote local hiring. First we will work with the developers of brownfield sites to promote jobs locally and create job ladders and training to enable workers to acquire the skills needed to advance in the work place. Second we will work with the local workforce board, known as CareerSource Polk to enable recruiting, access to training resources, and use of their mobile unit to recruit from the Combee area.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

i) Programmatic Capability

CFRPC has the ability to manage the grant through Helen Sears, Program Director/Brownfields Project Manager, supported by qualified environmental professionals. CFRPC will contract with experienced brownfields environmental consultants to support brownfields redevelopment activities. CFRPC's staff has extensive environmental project management experience and has successfully managed many state and federal grants. CFRPC will manage its brownfields program with procurement activities through its brownfields program with procurement activities through its purchasing office, complying with all federal/state/agency requirements. She has 35+ years of experience in program design/management, planning & coordination, communications and grant writing, public relations/marketing, meeting planning, & grass roots community organization. CFRPC has successfully completed its EPA ARRA \$1,000,000 assessment grant and will meet all grant environmental/administrative requirements. CFRPC's Finance Dept. is headed by Kristen Guy. Audited annually, the accounting office will coordinate all assessment financial functions with the Project Director. CFRPC ensures compliance with program and comprehensive-planning requirements by incorporating approved accounting procedures, providing internal audits, and following grant requirements.

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CFRPC uses several reporting systems to comply with reporting requirements. Though the organization is small, it handles a variety of grants administrative/compliance requirements. All grant/contracts managed by CFRPC are current on reporting requirements and in compliance with all contract terms/conditions. CFRPC's reputation as a progressive organization and leader in the planning and community development fields have enabled it to retain/attract highly qualified individuals. CFRPC has procedures in place to ensure a smooth transition can occur if new project management is needed. For this grant, a team of several staff will be assisting Ms. Sears. The team will meet regularly to keep everyone up to date on program progress, allowing staff to be prepared to step in, if needed. Should employee turnover occur during the grant period, CFRPC has proven hiring procedures to ensure properly qualified/experienced personnel fill vacancies as quickly as possible.

ii) **Adverse Audits** – CFRPC's most recent audit was conducted for the year ended 9/30/2013 by Clifton Larson Allen, LLP; no adverse findings were noted.

iii) **Past Performance**

1) **Received EPA Brownfields Grants and other Federal Grants**– CFRPC is in compliance:

Program	Funder	Amount	Balance 12/31/13	Award Date	Grant Accomplishments
Brownfields - AWP	EPA	198,032	188,986	10/2013	Workplan Approved, Consultant Selected, held first community presentation and solicited ideas, conducted research on existing conditions
Brownfields – RLF & Supplement	EPA	1,560,000	1,273,987	9/2011 & 10/2011	Selected consultants, organized selection process, drafted loan & subgrant applications & grant/loan documents, made 5 subgrants and 1 loan to date.
Brownfields – Assessment	EPA (ARRA)	1,000,000	-0-	7/2009	Completed 25 Phase I ESA's & 19 Phase II ESA's, reuse planning, & soil/groundwater testing for radiation.
Regional Sustainable Communities Grant	HUD, EPA, FDOT	1,400,000	29,096	2/2011	Developed Rural Affordable Housing Model, Energy Baseline Inventory & Environment and Natural Resources Database, & Economic Development Strategy for Alternative Fuels.
FTA Sect. 5317 – New Freedom	FDOT	839,520	48,037	4/2010	Provided 3,384 ADA (Disabled) Trips
FTA Section 5311 Trans.	FDOT	1,073,678	489,266	10/2012	Provided 66,740 General Public Trips

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V.C Other Factors

- The Combee Settlement CDP is an unincorporated micro-community, population 5,577. (2010 Census) (Page 1)
- It is located in a strip mine—scarred area of Polk County called the Bone Valley, where the bones of ancient sea creatures created Phosphate mineral deposits. (Page 1)
- The applicant received a Partnership for a Sustainable Communities Grant in 2010 that provided funding for an ongoing multi-county planning effort known as Heartland 2060 that includes Polk County in the economic planning. (Page 15)
- The applicant is a recipient of a 2013 EPA Area-wide Planning Grant. (Page 1)

Attachments

To the

Central Florida Regional Planning Council

Application for a 2014 Community-wide Assessment Grant

- i. Threshold Documentation
 - a. Applicant Eligibility
 - i. Copy of State Statute 186.505
 - ii. Copy of Interlocal Agreement
 - iii. Copy of First Amendment to Local Agreement
 - b. Letter from the State Environmental Authority
 - c. Community Involvement
- ii. Letters of Support from all Community Based Organizations
- iii. Special Considerations Checklist
(See Other Factors attachment to Transmittal Letter)

The Florida Senate

2012 Florida Statutes

<u>TITLE XIII</u> PLANNING AND DEVELOPMENT	<u>CHAPTER 186</u> STATE AND REGIONAL PLANNING	<u>VIEW ENTIRE CHAPTER</u>
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186.505 Regional planning councils; powers and duties.— Any regional planning council created hereunder shall have the following powers:

- (1) To adopt rules of procedure for the regulation of its affairs and the conduct of its business and to appoint from among its members a chair to serve annually; however, such chair may be subject to reelection.
- (2) To adopt an official name and seal.
- (3) To maintain an office at such place or places within the comprehensive planning district as it may designate.
- (4) To employ and to compensate such personnel, consultants, and technical and professional assistants as it deems necessary to exercise the powers and perform the duties set forth in this act.
- (5) To make and enter into all contracts and agreements necessary or incidental to the performance of its duties and the execution of its powers under this act.
- (6) To hold public hearings and sponsor public forums in any part of the regional area whenever the council deems it necessary or useful in the execution of its other functions.
- (7) To sue and be sued in its own name.
- (8) To accept and receive, in furtherance of its functions, funds, grants, and services from the Federal Government or its agencies; from departments, agencies, and instrumentalities of state, municipal, or local government; or from private or civic sources. Each regional planning council shall render an accounting of the receipt and disbursement of all funds received by it, pursuant to the federal Older Americans Act, to the Legislature no later than March 1 of each year.
- (9) To receive and expend such sums of money as shall be from time to time appropriated for its use by any county or municipality when approved by the council and to act as an agency to receive and expend federal funds for planning.
- (10) To act in an advisory capacity to the constituent local governments in regional, metropolitan, county, and municipal planning matters.
- (11) To cooperate, in the exercise of its planning functions, with federal and state agencies in planning for emergency management as defined in s. ~~252.34~~.
- (12) To fix and collect membership dues, rents, or fees when appropriate.
- (13) To acquire, own, hold in custody, operate, maintain, lease, or sell real or personal property.
- (14) To dispose of any property acquired through the execution of an interlocal agreement under s. ~~163.01~~.

- (15) To accept gifts, grants, assistance, funds, or bequests.
- (16) To conduct studies of the resources of the region.
- (17) To participate with other governmental agencies, educational institutions, and private organizations in the coordination or conduct of its activities.
- (18) To select and appoint such advisory bodies as the council may find appropriate for the conduct of its activities.
- (19) To enter into contracts to provide, at cost, such services related to its responsibilities as may be requested by local governments within the region and which the council finds feasible to perform.
- (20) To provide technical assistance to local governments on growth management matters.
- (21) To perform a coordinating function among other regional entities relating to preparation and assurance of regular review of the strategic regional policy plan, with the entities to be coordinated determined by the topics addressed in the strategic regional policy plan.
- (22) To establish and conduct a cross-acceptance negotiation process with local governments intended to resolve inconsistencies between applicable local and regional plans, with participation by local governments being voluntary.
- (23) To coordinate land development and transportation policies in a manner that fosters regionwide transportation systems.
- (24) To review plans of independent transportation authorities and metropolitan planning organizations to identify inconsistencies between those agencies' plans and applicable local government plans.
- (25) To use personnel, consultants, or technical or professional assistants of the council to help local governments within the geographic area covered by the council conduct economic development activities.
- (26) To provide consulting services to a private developer or landowner for a project, if not serving in a review capacity in the future, except that statutorily mandated services may be provided by the regional planning council regardless of its review role.

History.—s. 2, ch. 59-369; ss. 17, 35, ch. 69-106; s. 1, ch. 73-283; ss. 3, 5, ch. 80-315; s. 8, ch. 81-167; s. 4, ch. 82-46; s. 8, ch. 83-55; s. 4, ch. 83-334; s. 12, ch. 84-257; s. 1, ch. 92-182; ss. 30, 38, ch. 93-206; s. 959, ch. 95-147; s. 15, ch. 95-196; s. 71, ch. 99-2; s. 93, ch. 99-251; s. 63, ch. 2011-142; s. 13, ch. 2012-99.

Note.—Former s. 160.02.

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INTERLOCAL AGREEMENT CREATING THE
CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

THIS AGREEMENT, made and entered into this 28 day of February, 1977, pursuant to the authority of Section 163.01, Florida Statutes, by and between DESOTO COUNTY, HARDEE COUNTY, HIGHLANDS COUNTY, OKEECHOBEE COUNTY, and POLK COUNTY, each being a political subdivision of the State of Florida,

WITNESSETH:

WHEREAS, the continuing "Comprehensive State Planning" process described by Chapter 23 of the Florida Statutes includes, but is not limited to the following areas of regional and local development and concern:

1. Economic Development, including agriculture, industry and commerce;
2. Natural Resources Development, including water resources, fish and wildlife, parks and recreation, pollution and environmental health;
3. Social Development, including housing, employment, education, mental and physical health and social welfare, and cultural development, public utilities and services;
4. Transportation Development, including provisions for airports, highways, roads and waterways;
5. Public and Industrial Safety, including the prevention and suppression of fires, explosions and unsafe conditions and practices including the prevention of crime, identification, custody and correction of criminals and those criminally inclined;

WHEREAS, the Environmental Land and Water Management Act, Chapter 380 of the Florida Statutes, grants to

Rec
31.00

Regional Planning Agencies the right and duty to study, review and make recommendations concerning "Areas of Critical State Concern" and "Developments of Regional Impact" to local governments and through the Division of State Planning to the Governor and the Cabinet; and

WHEREAS, Rule 22E-1.01 of the Florida Administrative Code requires every State Board, Department, Commission, District, Agency, County and Municipality Agency created by Florida Statutes or laws, except judicial or legislative circuits and districts, to use the eleven (11) multi-county regional planning district boundaries to prepare regional studies, reports, and plans and for programs and budgets, including but not limited to comprehensive planning and land and water management; and

WHEREAS, the Division of State Planning is responsible for conducting a "continual process of State Comprehensive Planning" by considering studies, reports and plans of each Federal, State, Regional and Local Governmental Department, Agency, Institution and Commission and considering existing and prospective resources, capabilities, and needs of State and Local governments based upon the best available data to establish goals, objectives and policies for the long-range guidance for orderly social, economic, and physical growth of Florida; and

WHEREAS, "Comprehensive Regional Planning Districts" are an integral part of "State Comprehensive Planning" as established by Part I of Chapter 23 of the Florida Statutes; and

WHEREAS, the parties hereto desire to make the most efficient use of their powers to cooperate for mutual advantages to provide services and facilities in an effort

to optimize the employment of geographic, human, economic and natural resources in an effort to optimize economic, natural resource, social, land use, transportation and public safety development; and

WHEREAS, Section 163.01(4) of the Florida Statutes provides that "a public agency of the State of Florida may exercise jointly with any other public agency of the State, or any other State or of the United States Government any power, privilege, or authority which such agencies share in common and which each might exercise separately."

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises, covenants, benefits to accrue and agreements herein contained and set forth, the parties signatory hereto do hereby establish the "Central Florida Regional Planning Council", hereinafter referred to as Council, as a separate legal entity, and do further agree as follows:

1. Purpose: The purpose of this Agreement is:
 - a. To provide a means of exercising the rights, duties, and powers of a Regional Planning Agency set forth by Chapters 23, 163 and 380 of the Florida Statutes, including those functions enumerated hereinabove by preambles, and other applicable Florida, Federal and Local law.
 - b. To serve as a regional coordinator for the members of the Council.
 - c. To exchange, interchange and review various programs of the individual members which have a relationship to regional problems.
 - d. To promote communication between the members for the conservation and compatible development of the member counties.
 - e. To cooperate with Federal, State, Local and non-governmental agencies to accomplish these objectives.

2. Effective Date, Duration, Termination and Withdrawal:

- a. The principal member units of the Council shall be the DeSoto, Hardee, Highlands, Okeechobee, and Polk Boards of County Commissioners.
- b. This agreement shall continue from year to year without the necessity of a formal renewal by any party hereto, unless terminated as hereinafter provided.
- c. Amendments to this agreement shall be made effective by an affirmative vote of a majority of the voting members of the Council and shall require ratification by a majority of the principal member units. Any amendment to this agreement shall be submitted, in writing, to each regular voting member at least twenty-one (21) days prior to the meeting at which such amendment is to be voted upon.
- d. Any party hereto or principal member unit may withdraw its membership by resolution duly adopted by its governing body, and upon giving twelve (12) months written notice of withdrawal to the chairman of the governing body of each other principal member unit without the effect of terminating this agreement. Contractual obligations of the withdrawing member shall continue until the effective date of the withdrawal. All property, real or personal, of the Council on the effective date of withdrawal shall remain the property of the Council and the withdrawing principal member unit shall have no rights thereto.
- e. In the event there is a complete termination of this agreement which would involve the disposition of the property of the Council, such property shall be liquidated

and each principal member unit shall be entitled to a share of the proceeds bearing the same ratio to the total proceeds as the contribution of the principal member bore to total contributions made by all principal member units during the preceding fiscal year of the Council.

f. In case of a complete termination of this agreement, the non-Federal matching contributions to any approved Federal grant shall be firm, the project shall be completed and the required reports and accounting shall be completed.

g. This agreement may be terminated at any time by resolution duly adopted by the governing body of each principal member unit.

3. Membership: Each principal member unit as defined in Article 2(a) above shall be represented by:

a. Three (3) voting members, each of whom shall be a qualified elector of the county from which he is appointed.

b. One voting member of each county shall be a member of that County's Board of County Commissioners.

c. One voting member shall be either a mayor, city councilman, or other elected municipal official from one of the municipalities within that county.

d. One voting member shall be a layman having special knowledge of areawide and community needs and ability to speak for citizen interests.

e. In addition, there may be one (1) non-voting ex-officio member from each county, who shall be the chief planning officer.

f. All members will be appointed by the Board of County Commissioners of each county. Where possible, the Board

will seek the recommendation of the League of Cities or similar organization in appointing the municipal representatives.

4. Officers: The officers of the Council shall consist of the following:

- a. A Chairman, who shall serve as Chairman of the Council. He shall be an ex-officio member of all subsidiary committees and boards.
- b. A Vice-Chairman, who shall act for the Chairman in his absence. He shall also perform such other functions as the members, from time to time, shall assign.
- c. A Secretary, who shall conduct the correspondence of the Council, approve minutes of the meetings, be custodian of the records, keep the roll of all members and discharge such other duties as may be assigned by the Chairman or the members.
- d. A Treasurer, who shall supervise the financial affairs of the corporation and perform such other duties as usually pertain to that office.
- e. The officers of the Council shall be elected at the annual meeting of the Council and shall hold office for a term of one (1) year or until their respective successors are elected and qualified.

5. Meetings:

- a. The annual election of officers shall be held during the regular December meeting in each year.
- b. Regular monthly meetings shall be held on the days and at the times established by the Council.
- c. Special meetings may be called by the Chairman at his discretion and shall be called by the Chairman when requested by one (1) voting member from each of two-thirds (2/3) of the principal member units.

d. The place and time of each meeting shall be determined by the membership prior to the adjournment of the previous meeting. In the absence of such a determination, the time and place of meetings shall be determined by the Chairman.

e. A quorum at any meeting shall consist of a majority of the voting members present provided, however, no quorum shall exist unless a voting member is present from each of more than one-half (1/2) of the principal member units. When a quorum has been determined to be present, a majority of those present and voting may take action on all matters presented at the meeting. Each member present shall vote on each question presented to the Council except in the event he disqualifies himself.

f. The Secretary or his nominee shall keep minutes of each meeting and distribute a copy thereof to each voting member.

6. Finances:

a. On or before August 15th of each year, the Region shall adopt a budget and certify a copy thereof to the Clerk of the governing body of each principal member unit. Upon approval thereof by the governing body of the principal member unit, each principal member unit shall include in its annual budget and cause the levy of a millage sufficient to produce an amount sufficient to fund the proportionate share of each principal member unit of the Region's budget.

b. The fiscal year of the Region shall commence on the first day of October and end on the last day of September in each year.

- c. The Council shall have the right to receive and accept in furtherance of its functions, funds, grants and services from federal, state and local governments or their agencies and from private and community sources, and to expend therefrom such sums of money as shall be deemed necessary from time to time for the attainment of its objectives.
 - d. The proportionate share of the budget of the Council shall be an amount which bears the same ratio to the total budget as the population of each principal member unit bears to the total population of the Council, all as determined annually by the Department of Administration pursuant to Section 23.019, Florida Statutes, for the year preceding each budget determination.
 - e. The annual contribution of each principal member unit shall be a maximum of twenty cents (20¢) per capita of the population of the principal member unit according to the last available determination under Section 23.019, Florida Statutes.
7. Powers: The Council shall have all powers granted by law, including without limiting the generality of the foregoing:
- a. The powers granted by Chapter 23, 163, and 380 of the Florida Statutes as now existing or as, from time to time, are amended.
 - b. To adopt rules of policy and procedure and by-laws, to regulate its affairs and conduct business.
 - c. To adopt an official seal.
 - d. To maintain an office at such place within the Region as may from time to time be determined.

- e. To employ staff members and consultants, including an executive director, planning specialists, clerical personnel, attorneys, engineers and other specialists as the Council deems necessary and desirable to the performance of its duties and exercise of its rights and powers.
- f. To utilize staff members employed by principal member units as agreed by the principal member unit and determined by the Council to be desirable to solve regional and local problems and establish Council policies.
- g. To hold public hearings and sponsor public forums whenever deemed necessary or useful in the execution of the functions of the Council.
- h. To acquire, own, operate, maintain, lease and sell real or personal property and hold title thereto in the name of the Council.
- i. To fix and determine by resolution, rules, and regulations relating to advertisement for bids, manner of bidding and a maximum amount, below which same will not be required, to procure goods and services.
- j. To sue and be sued, implead and be impleaded, complain and defend, in all courts and before all administrative boards.
- k. To receive and accept from any Federal or State agency and institutions, grants for, or in aid of, the purposes of the Council.
- l. To make and enter into all contracts and agreements, and do and perform all acts and deeds necessary and incidental to the performance of its duties and the exercise of its powers.
- m. To incur debts, liabilities and obligations which are not the debts, liabilities or obligations of any of the parties to this Agreement.

8. It is expressly understood that the terms and conditions of, and this Agreement, shall be effective between and among those parties signatory hereto; and that the validity, force and effect of their Agreement shall not be affected by one or more of the parties hereinabove not joining in this Agreement, any other provision of this Agreement to the Contrary notwithstanding.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and their signatures to be affixed on the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
DESOTO COUNTY, FLORIDA

By [Signature]
Chairman

Attest [Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OKEECHOBEE COUNTY, FLORIDA

By [Signature]
Chairman

Attest [Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HARDEE COUNTY, FLORIDA

By [Signature]
Chairman

Attest [Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
POLK COUNTY, FLORIDA

By [Signature]
Chairman

Attest [Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HIGHLANDS COUNTY, FLORIDA

By [Signature]
Chairman

Attest [Signature]
Deputy Clerk

CLERK OF COUNTY COURT

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FILED FOR RECORD

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FIRST AMENDMENT
TO THE
INTERLOCAL AGREEMENT CREATING
THE CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

THIS FIRST AMENDMENT to the Interlocal Agreement creating the Central Florida Regional Planning Council, made and entered into during September, 1980, by and between DeSoto County, Hardee County, Highlands County, Okeechobee County, and Polk County, each being a political subdivision of the State of Florida,

WITNESSETH:

WHEREAS, the 1980 Legislature enacted Chapter 80-315, amending Sections 160.01 and 160.02 and creating Sections 160.03-160.06 Florida Statutes, which mandate municipal involvement and gubernatorial appointments to Regional Planning Councils, and

WHEREAS, the Central Florida Regional Planning Council has performed valuable planning and coordination services, and

WHEREAS, the parties hereto desire to amend the Interlocal Agreement creating the Council to comply with Chapter 80-315.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, benefits to accrue, and agreements herein contained and set forth, the parties' signatory hereto do hereby amend the Interlocal Agreement Creating the Central Florida Regional Planning Council as follows:

1. Paragraph 3 is hereby deleted in its entirety and replaced as follows:

3. Membership. The Council shall consist of seventeen (17) voting members. Each principal member unit as defined in Article 2(a) shall be represented by voting members as follows:

a. One voting member from each member County shall be a member of that County's Board of County Commissioners and appointed by that Board.

b. One voting member from each member County shall be either a Mayor, City Councilman, or other elected municipal official from one of the other local general

FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT
CREATING THE CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
Page Two

purpose governments in that County, appointed by agreement of the majority of municipalities within that County.

c. Any municipality in the Region having a population of 25,000 or more may join the Council. They shall have one (1) voting member who is appointed by the governing board of that municipality.

d. There shall be six (6) voting members appointed by the Governor, subject to confirmation by the Florida Senate. Each County shall be represented by one (1) member who is a resident of that County. Polk County, due to its relative size, shall be entitled to have a second resident appointed to the board. In the event that an additional gubernatorial appointment or appointments are added, the appointee shall be a resident of the County with only one (1) representative having the next highest population.

d. In addition, there may be one (1) non-voting ex-officio member from each member unit of government, who shall be the Chief Planning Officer.

2. The Agreement shall otherwise remain unchanged and in full force and effect.

3. This Amendment shall take effect on October 1, 1980, provided that the Agreement shall have been approved and executed by at least three (3) of the member counties and a copy of the agreement filed with the Clerk of the Circuit Court of each member county.

FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT
CREATING THE CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
Page Three

IN WITNESS WHEREOF, the parties have caused this Amend-
ment to be executed and their signatures to be affixed on the
day and year first above written.

BOARD OF COUNTY COMMISSIONERS
DESOTO COUNTY, FLORIDA

By: [Signature]
Chairman
Attest: [Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OKEECHOBEE COUNTY, FLORIDA

By: [Signature]
Chairman
Attest: [Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HARDEE COUNTY, FLORIDA

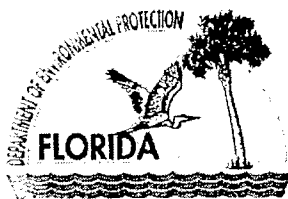
By: [Signature]
Chairman
Attest: [Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
POLK COUNTY, FLORIDA

By: [Signature]
Chairman
Attest: [Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HIGHLANDS COUNTY, FLORIDA

By: [Signature]
Chairman
Attest: [Signature]
Deputy Clerk



**FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION**
SOUTHWEST DISTRICT OFFICE
13051 NORTH TELECOM PARKWAY
TEMPLE TERRACE, FLORIDA 33637-0926

RICK SCOTT
GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

January 8, 2014

(VIA EMAIL ONLY: Nolan.Cindy@epa.gov)

Cindy J. Nolan
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth St., S.W.
Atlanta, GA 30303-8960

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the Central Florida Regional Planning Council's Brownfields grant application for a Community Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with EPA's guidance document EPA-OSWER-OBLR-13-05, titled "Guidelines for Brownfields Assessment Grants". This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority", described in SECTION III.C.2. EPA Brownfields grant funding will strengthen cleanup and redevelopment efforts for the Central Florida Regional Planning Council. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the Central Florida Regional Planning Council considers including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The Central Florida Regional Planning Council is also encouraged to contact Vicki McGucken, the Southwest District Brownfields Coordinator, at (813) 470-5755, to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

Mary Yeargan
Director
Southwest District Office

Ms. Cindy J. Nolan
Page 2 of 2

MY/db

cc: Helen Sears, Principal Planner, (hsears@cfrpc.org)
Vicki McGucken, FDEP Southwest District Brownfields Coordinator,
(Vicki.McGucken@dep.state.fl.us)
Margaret Olsen, EPA Region 4 Florida Grants Coordinator,
(Olsen.Margaret@epa.gov)
Kim Walker, FDEP Brownfields Liaison, (Kim.Walker@dep.state.fl.us)
Danielle Brown, FDEP, (Danielle.Brown@dep.state.fl.us)

Threshold Criteria 3

C. Community Involvement

As noted in the application, community members of the Combee Area Revitalization Effort (CARE) are already engaged as partners in the EPA-funded Area-wide planning process that began in October 2013 for a portion of the Combee Settlement Area and have endorsed the Assessment Grant proposal. Over the course of the next year and a half, CFRPC will reach out and engage other stakeholders including business and property owners, churches and non-profits serving the area. Six community meetings will be held to carry out community visioning for redevelopment of Brownfields sites, training events on minimizing the health risks from exposure to contaminants, and determine preferred site redevelopment scenarios such as new multifamily housing, a community center, job creating entities, and open space or parks. The expansion to the entire Combee Settlement area will enhance the opportunities for public engagement by involving more participants from each of the stakeholder groups previously mentioned, in a series of meetings and workshops to determine assessment priorities and explore future uses. In addition to press and public notices of the meetings, flyers announcing meetings will be distributed in grocery bags at the local market, and after church services. Business and property owners will receive letters inviting them to a stakeholders meeting, with telephone follow up whenever possible to encourage their participation. All available means of reporting on the progress of the Assessment grant activities including local broadcast and print media, public cable TV, community radio, church and community newsletters, website and email blasts, as well as social media when appropriate, will be used.

01/16/2014

Helen Sears
Program Director
Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33850

Dear Mrs Sears:

I own the home I grew up in since 1946 which is located in the Combee area. This was a wonderful place to grow up, but has really declined in the past few years as homeowners have died and their homes were sold by their children to "investors" who have rent them out to anyone and everyone. This brought drugs and lower income or homeless people to our community. This has caused many problems for our community.


I definitely support the Central Florida Regional Planning Council's application for a 2014 EPA Brownfield's Assessment Grant.

This area is in desperate need of jobs, sidewalks, street lights, and a community center and park for kids and adults. We need an organized effort to renew and revitalize the Combee area and keep it clean.

Please feel free to contact me if you have any questions. (Elizabeth [Betty] Toy, 2431 Golfview St., Lakeland, FL 33801. My phone number is 863-665-7959.

Thank you for any and all help you can give our area through grants, etc.

Sincerely,



Elizabeth Toy

/t



RECEIVED

JAN 13 2014

CFRPC

Lakewood Park United Methodist Church
1140 North Combee Road
Lakeland, Florida 33801

Office: (863) 665-1242
Cell(863) 607-0783

Rev. Sue Garcia, Pastor
Email: sue.garcia@flumc.org

1/10/2014

Helen Sears
Program Director
Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33850

Dear Ms. Sears:

On behalf of Lakewood Park United Methodist Church Lakeland, FL, Inc., please accept this letter of support for the Central Florida Regional Planning Council's application for a 2014 EPA Brownfield Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We are grateful and applaud your effort to support the revitalization and redevelopment of our community.

Lakewood Park UMC is on the corner of Jungle Street and N Combee Road. The area is in need of jobs, sidewalks, jobs, street lights, jobs, community center, jobs, sub-station, jobs and businesses. In general, we need a organized effort to renew and revitalize the Combee Settlement and Lakewood Park UMC would like to be a part of that effort. We can assist by allowing the Planning Council to use our meeting rooms with facilities to organize and meet with community leaders.

Lakewood Park would like to be a part of the advisory boards and committees that are developed in support of this grant and Brownfield's redevelopment in our community.

Please feel free to contact Lakewood Park United Methodist Church so that we may demonstrate further support of this EPA Brownfields Assessment grant application.

Sincerely,

Rev. Sue Garcia
Lakewood Park UMC Lakeland, FL, Inc

1/14/2014

Helen Sears
Program Director
Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33850

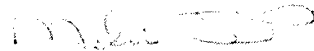
Dear Ms Sears:

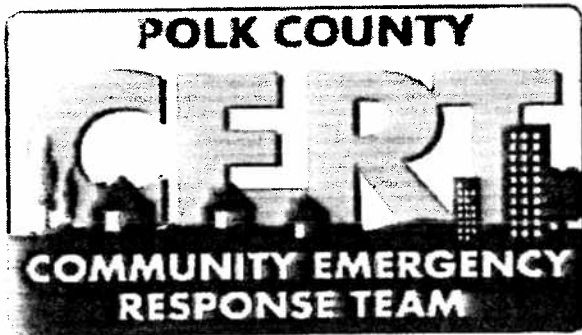
On behalf of owning a business in the Combee Road area for more than twenty years now. Please accept this letter of support for the Central Florida Regional Planning Councils Application for a 2014 EPA Brownfields Assessment grant. This area is in desperate need of jobs, sidewalks, street lights and a community center for kids and adults to stay busy. In general we need a organized effort to renew and revitalize the combee area and to keep it clean.

Please feel free to contact me if you have any questions Melissa Tolbert at More Than Hair 1307 North Combee Road Lakeland Florida 33801, 863-665-1533.

Thank You

Melissa Tolbert

A handwritten signature in dark ink, appearing to read "Melissa Tolbert", written over a horizontal line.



1/16/2014

Helen Sears
Program Director
Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33805

Dear Ms. Sears:

On behalf of Combee Road Community Emergency Response Team (CERT), 3325 Oakland Road N., Lakeland FL 33801, please accept this letter of support for the Central Florida Regional Planning Council's application for a 2014 EPA Brownfield Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We are grateful and applaud your effort to support the revitalization and redevelopment of our community.

Combee Road CERT encompasses the same area as the CARE group. We meet monthly to improve our skills as first responders for quick response if a disaster should occur in our Settlement. With the following quality of life improvements including: jobs, new businesses, community center, neighborhood park/playground, sidewalks and street lights, it would help with emergency response locating and assisting victims. We can assist with community meetings, reaching out to the neighborhoods, churches, and the business owners/managers.

CERT officers are also available to serve on advisory boards or committees that are developed in support of this grant and Brownfield's redevelopment in our community.

Please feel free to contact CARE so that we may demonstrate further support of this US EPA Brownfield's Assessment grant application.

Sincerely,

Kim French, Planning Officer
Kim French



**Combee
Area
Revitalization
Effort**

Your Community 501c4 Organization Working For You.

1/15/2014

Helen Sears
Program Director
Central Florida Regional Planning Council
555 East Church Street
Bartow, Fl. 33805

Dear Ms. Sears:

On behalf of Combee Area Revitalization Effort Inc. (C.A.R.E. Inc.), 3325 Oakland Road N., Lakeland FL 33801, please accept this letter of support for the Central Florida Regional Planning Council's application for a 2014 EPA Brownfield Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We are grateful and applaud your effort to support the revitalization and redevelopment of our community.

CARE encompasses from US 92 north to Saddle Creek Road, East Lake Parker Dr. east to Fish Hatchery Road, this is a 10 square mile area. We meet monthly to help improve and address the problems of the Combee Settlement and we would like to see a quality of life improvement including: jobs, new businesses, community center, neighborhood park/playground, sidewalks and street lights to help reduce crime and make a safer neighborhoods. We can assist with community meetings, reaching out to the neighborhoods, and the business owners/managers.

CARE is also available to serve on advisory boards or committees that are developed in support of this grant and Brownfield's redevelopment in our community.

Please feel free to contact CARE so that we may demonstrate further support of this US EPA Brownfield's Assessment grant application.

Sincerely,

Combee Area Revitalization Effort Inc.
Lorna Nieb, President



January 21, 2014

Executive Committee

Cindy Sternlicht - Chair
Pat Steed - Vice-Chair
Kim Elmhurst - Treasurer

Board of Directors

Steve Boyington
David Bunch
Tony Delgado
Kyle Fedler
Gow Fields
John Fitzwater
Cynthia Haffey
Jennifer Jonsson
Chrissanne Long
Lori Martini
Chris Morata
Andy McEntire
Nyrka Riskin
David Robinson
Howard Wiggs

Executive Director

Laura L. Rodriguez

Helen Sears
Program Director
Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33830

Dear Ms. Sears:

On behalf of Lakeland Vision, please accept this letter of support for the Central Florida Regional Planning Council's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We understand this grant would support the revitalization and redevelopment of the East Lake Parker/Combee community which lies partly in the City of Lakeland and partly in the unincorporated area of Polk County but wholly within the Lakeland Urban area.

Lakeland Vision is a non-profit organization founded by the City of Lakeland, Chamber of Commerce and five community partners to bring together community resources to implement a Vision for the Lakeland Urban area. Neighborhood revitalization is one of the most important vision strategies. We support projects which improve our neighborhoods and improve the economy of our City.

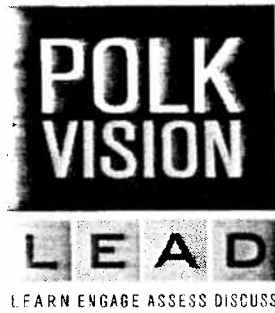
In support of the Central Florida Regional Planning Council's Brownfield Program, Lakeland Vision will help identify others in our community who may assist with redevelopment of the East Parker/Combee neighborhood. Our volunteer board has community developers, realtors, bankers, city government staff, architects, planners, environmental mitigation specialists, and others with ties throughout the Lakeland area. Further, Lakeland Vision is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me at Lakeland Vision so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

Laura L. Rodriguez
Executive Director,
Lakeland Vision

Our community. Our future.



January 21, 2014

Helen Sears
Program Director
Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33830

Dear Ms. Sears:

On behalf of Polk Vision, please accept this letter of support for the Central Florida Regional Planning Council's application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum product impacted properties. We understand this grant would support the revitalization and redevelopment of a historic but depressed area of Polk County.

Polk Vision is a non-profit organization devoted to supporting grassroots efforts to identify issues and bring together community partners to foster solutions. Of the six concentration areas of Polk Vision, three include Economic Development which encourages redevelopment; Infrastructure which supports protection of environment and natural resources; and Quality of Life which supports a healthier community. We support projects which address these concerns in the neighborhoods and communities of our county.

In support of the Central Florida Regional Planning Council's Brownfield Program, Polk Vision will assist with bringing the knowledge of our volunteers in economic development, environmental restoration, and healthier communities to support the Brownfields program for the East Lake Parker and Combee neighborhood. Our resources include website, a large social media and email connection which can be used to support communications as efforts are underway to identify redevelopment opportunities. Further, Polk Vision is willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me at Polk Vision so that we may demonstrate further support of this US EPA Brownfields Assessment grant application.

Sincerely,

A handwritten signature in black ink that reads "Sara R. Roberts". The signature is fluid and cursive, with the first name "Sara" being more prominent.

Sara R. Roberts
Executive Director, Polk Vision



JIM C. STUDIALE
Director
Community Development Department

January 21, 2014

Helen Sears
Program Director
Central Florida Regional Planning Council
555 East Church Street
Bartow, Florida 33830

RE: 2014 EPA Brownfields Assessment Grant

Dear Ms. Sears:

Please accept this letter of support from the City of Lakeland's Community Development Department, to the Environmental Protection Agency (EPA), for the favorable consideration of a Brownfields Assessment Grant in the amount of \$400,000.

The City of Lakeland has a long tradition of neighborhood planning and redevelopment. Functioning as a successful urban area, Lakeland is set up to offer a variety of residential and employment options that utilize the City's various shopping, dining and cultural amenities. Designing plans, researching needs and working with property owners, the City understands how to implements redevelopment opportunities.

With that, this specific Brownfield Planning Grant presents a unique opportunity to partner with Polk County and the Central Florida Regional Planning Council. As the largest City in the County, Lakeland has an existing working relationship with the County and is committed to working cooperatively. In support of the Central Florida Regional Planning Council's Brownfield Program, the City of Lakeland has appointed Jason Willey as a staff liaison to this project. Jason is Lakeland's Economic Development Manager and can be reached by phone (863) 834-6272 or email jason.willey@lakelandgov.net.

From an involvement standpoint, Lakeland has a vested interest in this area. Even though the bulk of the land within the proposed Brownfield Study Area is located outside of the current city limits, this corridor is a gateway into Lakeland and needs assistance. The City's role in this Grant will be to provide guidance and participate as an active team member assisting in the implementation and vision for this area.

Thank you for your support and please feel free to contact the City of Lakeland so that we may demonstrate further support of this EPA Brownfields Assessment Grant application.

Sincerely,



Jim Studiale, AICP

James P. Freeman

County Manager

William D. Beasley

Deputy County Manager

Lea Ann Thomas

Assistant County Manager



Board of County Commissioners

330 West Church Street

Post Office Box 9005

Drawer CA01

Bartow, Florida 33831

Telephone (863) 534-6444

Fax (863) 534-7069

January 8, 2014

Helen Sears

Brownfields Project Manager

Central Florida Regional Planning Council

555 East Church Street

Bartow, Florida 33830

RE: EPA Brownfields Community Wide Assessment Grant

Dear ~~Ms.~~ ^{Helen} Sears:

The Polk County Community Development Office wholeheartedly supports your application for grant funding for an EPA Brownfields Community Wide Assessment in the Combee neighborhood in Lakeland, Florida. Because the study area includes available land which can be developed for community and economic development purposes and is in an area of industrial redevelopment on a major commercial highway, we are excited about the prospects of being a contributing member of your planning team.

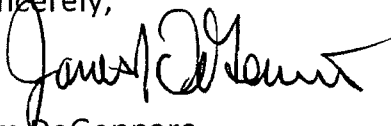
On the front end, our office can provide the project detailed 2014 Nielsen Claritas demographic reports and 2014 Nielsen GAP reports which reveal prospects for commercial and retail development on the subject property and surrounding areas. We will also be the project's liaison to the Polk County Growth Management Department with its full complement of research and planning resources dedicated to the project, including expertise in brownfields strategies and project implementation.

After the planning stage of the project is completed, we will be anxious to work with the owners and/or developers of the studied Combee properties expedited permitting through the City of Lakeland and to offer finance options, including Industrial Revenue Bonds, SBA 504 loans, and USDA Business & Industry loans. Our office also has the tools to assist with the marketing outreach to potential users of the property.

We also will serve on your community-wide committee designed to assist in the revitalization of the Combee neighborhood.

This grant is a wonderful opportunity for Lakeland and for Polk County as we continue our efforts to bring job opportunities to our community. We appreciate the Central Florida Regional Planning Council's efforts to secure this important grant and look forward to working with you on this project.

Sincerely,

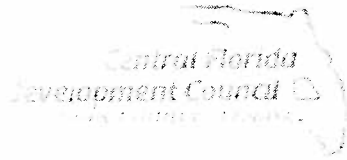
A handwritten signature in black ink, appearing to read "Jim DeGennaro", with a stylized flourish at the end.

Jim DeGennaro

Community Development Manager

863-534-6475

jimdegennaro@pol-county.net



January 21, 2014

Helen Sears
Program Director
Central Florida Regional Planning Council

RE: CFRPC's 2014 EPA Brownfields Assessment Grant

Dear Ms. Sears:

On behalf of the Central Florida Development Council (CFDC), please accept this letter of support for the Central Florida Regional Planning Council's (CFRPC) application for a 2014 EPA Brownfields Assessment Grant in the amount of \$400,000 in funds to assess hazardous substances and petroleum-product-impacted properties. There is a broad range of support for the revitalization and redevelopment efforts within our county, and we encourage the CFRPC in its efforts to bring these much needed funds into the region to assist with the redevelopment of brownfield areas. Without these funds, we will be at a competitive disadvantage in attracting new industries and jobs.

As the economic development agency for Polk County, the Central Florida Development Council is pleased to offer support and continued collaboration with the Central Florida Regional Planning Council in its successful brownfield development efforts. CFRPC is an important economic partner in Polk County, and any efforts towards redevelopment in the county will make our joint economic development efforts much more successful. The grant will benefit the CFRPC by enhancing the local economy and improving the environment.

Please feel free to contact me at 863.551.4719 if you have any further questions or require additional information.

Regards,

A handwritten signature in black ink, appearing to read "David Petr", is located below the "Regards," text.

David Petr
President & CEO
Central Florida Development Council, Inc.



Other Factors Checklist

Name of Applicant: **Central Florida Regional Planning Council**

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
x	Community population is 10,000 or less	Page 1
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
x	Targeted brownfield sites are impacted by mine-scarred land	Page 1
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
	Project is primarily focusing on Phase II assessments.	
	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
x	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	Page 15 See Attached Award letter
x	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	Page 1
	Community is implementing green remediation plans.	
	Climate Change (also add to "V.D Other Factors")	



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Sustainable Housing and Communities
WASHINGTON, DC 20410-0050

October 14, 2010

Ms. Helen D. Sears
Principal Planner
Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33830-3931

Dear Sustainable Communities Regional Planning Grant Program Applicant:

The Department of Housing and Urban Development's (HUD) Office of Sustainable Housing and Communities (OSHC) is pleased to announce that your application submitted in response to the 2010 Notice of Funding Availability (NOFA) entitled "*Sustainable Communities Regional Planning Grant Program*," has been selected for a grant award. The amount you are eligible to receive is \$1,400,000.

This new grant program was quite competitive. A multidisciplinary review team, drawn from eight federal agencies and from partners in philanthropy reviewed 225 eligible grants. Ultimately, HUD is funding 45 regions with consortia supporting innovative regional planning and development in 27 different states.

Enclosed with this letter you will find the following:

1. Letter from your Grant Officer with a list of items that will need to be provided to negotiate and finalize the terms, including the effective start date of this grant agreement;
2. HUD's Line of Credit Control System (LOCCS) payment system forms;
3. Instructions to use HUD's Line of Credit Control System; and
4. Direct Deposit Form (SF-1199a).

Please read these items carefully and be prepared to provide them within 7 business days of this letter. If you have any questions, please contact Zuleika Morales-Romero, Director, OSHC Grants and Budget Division at 202-402-7683 or email at zuleika.k.morales@hud.gov.

We congratulate you on your submission of a successful proposal and we look forward to assisting you in implementing your program. Welcome to the Sustainable Communities Regional Planning Grant Program!

Sincerely,

A handwritten signature in black ink, appearing to read "Shelley Poticha", with a long horizontal flourish extending to the right.

Shelley Poticha
Director

Office of Sustainable Housing and Communities.

Enclosures

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/22/2014

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Central Florida Regional Planning Council

* b. Employer/Taxpayer Identification Number (EIN/TIN):

59-1520550

* c. Organizational DUNS:

1412553360000

d. Address:

* Street1: 555 E. Church Street

Street2:

* City:

Bartow

County/Parish:

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 33830-0000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Helen

Middle Name:

* Last Name:

Sears

Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 863-534-7130 x124

Fax Number:

* Email: hsears@cfrpc.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-13-05

* Title:

FY14 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Combee Settlement CDP Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

15

* b. Program/Project

15

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2014

* b. End Date:

09/30/2017

18. Estimated Funding (\$):

* a. Federal	400,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	400,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Patricia

Middle Name:

* Last Name:

Steed

Suffix:

* Title:

Executive Director

* Telephone Number:

83-534-7130 x130

Fax Number:

* Email: psteed@cfrpc.org

* Signature of Authorized Representative:

Patricia Steed

* Date Signed:

01/22/2014

BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006
Expiration Date: 06/30/2014

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Brownfields Assessment	66.818	\$	\$	\$ 400,000.00	\$	\$ 400,000.00
2.						
3.						
4.						
5. Totals		\$	\$	\$ 400,000.00	\$	\$ 400,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1)	(2)	(3)	(4)	
	Brownfields Assessment				
a. Personnel	\$ 39,530.00	\$	\$	\$	\$ 39,530.00
b. Fringe Benefits	17,390.00				17,390.00
c. Travel	6,920.00				6,920.00
d. Equipment					
e. Supplies	1,400.00				1,400.00
f. Contractual	334,760.00				334,760.00
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a-6h)	400,000.00				\$ 400,000.00
j. Indirect Charges					\$
k. TOTALS (sum of 6i and 6j)	\$ 400,000.00	\$	\$	\$	\$ 400,000.00
7. Program Income	\$	\$	\$	\$	\$

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SECTION C - NON-FEDERAL RESOURCES				
(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS
8. <input style="width:95%;" type="text"/>	\$ <input style="width:95%;" type="text"/>	\$ <input style="width:95%;" type="text"/>	\$ <input style="width:95%;" type="text"/>	\$ <input style="width:95%;" type="text"/>
9. <input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>
10. <input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>
11. <input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>
12. TOTAL (sum of lines 8-11)	\$ <input style="width:95%;" type="text"/>	\$ <input style="width:95%;" type="text"/>	\$ <input style="width:95%;" type="text"/>	\$ <input style="width:95%;" type="text"/>

SECTION D - FORECASTED CASH NEEDS					
	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ <input style="width:95%; text-align: right; value: 155,000.00;" type="text"/>	\$ <input style="width:95%; text-align: right; value: 50,000.00;" type="text"/>	\$ <input style="width:95%; text-align: right; value: 35,000.00;" type="text"/>	\$ <input style="width:95%; text-align: right; value: 35,000.00;" type="text"/>	\$ <input style="width:95%; text-align: right; value: 35,000.00;" type="text"/>
14. Non-Federal	\$ <input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>
15. TOTAL (sum of lines 13 and 14)	\$ <input style="width:95%; text-align: right; value: 155,000.00;" type="text"/>	\$ <input style="width:95%; text-align: right; value: 50,000.00;" type="text"/>	\$ <input style="width:95%; text-align: right; value: 35,000.00;" type="text"/>	\$ <input style="width:95%; text-align: right; value: 35,000.00;" type="text"/>	\$ <input style="width:95%; text-align: right; value: 35,000.00;" type="text"/>

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT				
(a) Grant Program	FUTURE FUNDING PERIODS (YEARS)			
	(b) First	(c) Second	(d) Third	(e) Fourth
16. Brownfields Assessment	\$ <input style="width:95%; text-align: right; value: 122,500.00;" type="text"/>	\$ <input style="width:95%; text-align: right; value: 122,500.00;" type="text"/>	\$ <input style="width:95%;" type="text"/>	\$ <input style="width:95%;" type="text"/>
17. <input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>
18. <input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>
19. <input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>
20. TOTAL (sum of lines 16 - 19)	\$ <input style="width:95%; text-align: right; value: 122,500.00;" type="text"/>	\$ <input style="width:95%; text-align: right; value: 122,500.00;" type="text"/>	\$ <input style="width:95%;" type="text"/>	\$ <input style="width:95%;" type="text"/>

SECTION F - OTHER BUDGET INFORMATION	
21. Direct Charges: <input style="width:95%;" type="text"/>	22. Indirect Charges: <input style="width:95%;" type="text"/>
23. Remarks: <input style="width:95%;" type="text"/>	

R4 FOIA Request Processing Worksheet

EPA-R4-2014- 008756

D. Robinson
FOIA SPECIALIST

FOIA OFFICER

L. Gross
FOIA CHIEF

OEA FOIA
SPECIALIST

ATTORNEY

V. Tellis
BRANCH CHIEF

C. Berish
ARA OR DEPUTY
ARA OPM

PROCESSING COMMENTS:

PROCESSING DATA:

Type of Request:

- ☒ Simple ☐ Complex
- ☒ Full Grant ☐ Partial Grant/Partial Denial ☐ Full Denial ☐ No Record ☐ Withdrawal
- ☐ Records Not Reasonably Described ☐ Duplicate Request ☐ Fee Related Reason
- ☐ Other (Check one) ☐ No Response from requestor ☐ Explain: _____

Check if applicable to this request:

- ☐ Full Transfer to HQ ☐ Partial Transfer to HQ ☐ Full Referral to Other Agency ☐ Partial Referral to Other Agency

Select All Media's Contacted:

- ☐ APTMD ☐ WPD ☒ RCRA ☐ Superfund ☐ SESD ☐ RA ☐ OEA ☐ OPM ☐ Databases (i.e. FRS, ICIS)

Total Number of Responsive Documents: (Write Total Number in the block. If it is a CD indicate the number of documents and pages on the CD)

- ☒ Full Grant ☐ Partial Grant ☐ Full Denial

Total Number of Responsive Pages:

- ☒ Full Grant ☐ Partial Grant ☐ Full Denial

OEA Consultation:

If applicable, Name of attorney(s) assigned to request: _____

NOTE TO FOIA SPECIALIST: PLEASE BE SURE TO ADD YOUR ADMIN COST AND, IF NEEDED, YOUR RESPONSIVE DOCUMENT TO FOIA ONLINE PRIOR TO SUBMITTING TO FOIA ADMIN FOR CLOSURE.

Request Details**Status :** Assignment Determination **Due Date :** 08/28/2014

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Submitted Evaluation Assignment Processing Closed

Tracking Number : EPA-R4-2014-008956
Requester : Mrs. Guinn E. Riffle
Organization : Terracon Consultants, Inc.
Requester Has Account : Yes
Email Address : geriffle@terracon.com
Phone Number : 913-577-0410
Fax Number : 913-599-0574
Address : 18001 West 106th Street
Suite 300
City : Olathe
State/Province : KS
Zip Code/Postal Code : 66061

Submitted Date : 07/29/2014
Perfected Date : 07/31/2014
Last Assigned Date : 07/31/2014
Fee Limit : \$25.00
Request Track : Simple
Due Date : 08/28/2014
Assigned To : Donna Robinson (Region 4)
Last Assigned By : Lawana Woodard (Region 4)

Submission Details

Case File

Admin Cost

Assigned Tasks

Comments (0)

Review

Request Handling

Requester Info Available to the Public : Yes
Request Track : Simple
Fee Category : Commercial
Fee Waiver Requested: No
Fee Waiver Status: N/A
Expedited Processing Requested: No
Expedited Processing Status : N/A

Request Perfected : Yes
Perfected Date : 07/31/2014
Acknowledgement Sent Date: 7/31/14
Unusual Circumstances ? : No
Litigation : No

Request Description

Short Description :

Dear Cindy J. Nolan,

I would like to request a copy of the FY2014 EPA Brownfields ARC Grant Application by the Central Florida Regional Planning Council in Central Florida.

I understand that there may be a charge for your time and the copying costs associated with this request and am willing to pay these costs.

Your assistance in providing this information is greatly appreciated. Thank you. Should you have any questions, please contact me at (913) 577-0410.

Thank you,

Guinn Riffle
Terracon Consultants, Inc.

Description Available to the Public : Yes

Has Description Been Modified?

Attached Supporting Files